



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, May 19, 2020

5:30 PM

City Hall - Council Chambers
317 College Street

Call to Order

Mayor Jensen called the meeting to order at 5:30 p.m.

Present 9 - Mayor Ron Jensen
Mayor Pro Tem Greg Giessner
Deputy Mayor Pro Tem Jorja Clemson
Council Member Jeff Copeland
Council Member Mike Del Bosque
Council Member Cole Humphreys
Council Member John Lopez
Council Member Jim Swafford
Council Member Jeff Wooldridge

Recess Meeting

Executive Session

Mayor Jensen convened a closed session at 5:30 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 6:20 p.m.

Reconvene Meeting

Mayor Jensen reconvened the meeting at 6:30 p.m.

6:30 PM Council Chambers

Deputy Mayor Pro Tem Jorja Clemson gave the Invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Cole Humphreys.

Staff Presentations

- 1 Update on City Partnerships with Community Organizations Providing COVID-19 Relief - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer

Steve Dye, Deputy City Manager/Chief Operating Officer updated Council on food distributions. He recognized Andrew Fortune, Assistant to the City Manager, for overseeing these food distributions where over 20,465 boxes of food have been donated. Mr. Dye said the city will continue distributions at recreation centers. Grand Prairie United Charities has been given \$250,000 for rental assistance through the Dallas County Emergency Housing Assistance Program. CARES funding has been provided in the amount of 55 per capita for cities over 500,000 population. Dallas and Tarrant Counties have decided to allocate these funds to the city (Tarrant County \$3.3 million and Dallas County \$7.1 million). These funds cannot be used to compensate for revenue shortfalls. However, a bill has been introduced in the Senate to allow that. The funds can be used for testing, PPE, quarantines, food delivery, care for homeless, food delivery, payroll expenses for employees who have dedicated time to COVID response. Mr. Dye said that starting next week there will be a drive-thru testing site every Tuesday and Thursday at Veteran Memorial Park providing free testing for Grand Prairie citizens from 8 am to 5 pm. There will be a maximum of 300 tests per day. Home testing will be negotiated for M-W-F. Staff and patients at nursing homes will also be tested. Mr. Dye said staff is looking at automated kiosks for temperatures and sanitizing and are pursuing grant opportunities. He said that because of the impact of the pandemic on the city's budget estimated at \$700,000 decrease in sales tax revenue, a hiring freeze is in place as well as travel/training constraints, and contracts are being reviewed for savings.

Mayor Pro Tem Giessner asked if there was a set time for city testing, or is it based on a budget amount. Mr. Dye said the contract is for one month but could be increased past that time if necessary. Council Member Humphreys said the virus may die out in summer but may return in fall and that may be the time that testing might be a priority. Mr. Dye said the funds must be spent by December 31. Council Member Humphreys said there may be a cheaper test in six months. Council Member Lopez said some people cannot afford to get tested. He asked about the opening of the Epic for people who have memberships. Cheryl DeLeon, Deputy City Manager, said it would be based on first come, first served for the number of people that are allowed in. Council Member Copeland asked if testing needed to be done beyond the first month, would Council have to approve the extension. Mayor Jensen said it was not a Council vote to open testing, so that will continue if Council has no objection. Deputy Mayor Pro Tem Clemson asked how many city employees would be used for testing. Mr. Dye said there would be a minimal number of employees but the city will be reimbursed. Council Member Wooldridge asked if this testing was city-wide or just in certain counties. Mr. Dye replied yes, Dallas County has said they will test anyone in Grand Prairie if they come to the Dallas testing sites.

Presented

Presentations

- 2 Teacher Appreciation Proclamation

Mayor Pro Tem Giessner read a proclamation recognizing Grand Prairie's teachers

during Teacher Appreciation Week. Mayor Jensen noted that Mayor Pro Tem Giessner's wife, Kelly Giessner, was named teacher of the year on her campus. He also recognized the commitment of teachers who continue to teach through videoconferencing during the COVID-19 pandemic.

Presented

Consent Agenda

Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Items 3-7 and amend Item 8 to adopt Governor's Order GA23. The motion carried unanimously.

- 3 Minutes of the May 5, 2020 Council Meeting
- Approved on the Consent Agenda**
- 4 Reappointment of Jim Swafford to the Sports Corporation
- Approved on the Consent Agenda**
- 5 Resolution authorizing the City Manager to amend an agreement with Texas Department of Transportation for the 100% reimbursement for the City cost of the construction of traffic signals at IH20 at Robinson Rd, IH20 at Belt Line Rd, IH20 at Carrier Pkwy, and adding IH20 at Dechman Dr., in the amount of \$65,300
- Adopted**
- Enactment No: RES 5082-2020
- 6 Resolution granting 380 Incentive Agreement with U.S. Auto Parts Network, Inc. to rebate 50% of the \$.01 documented general sales tax revenues up to \$50 million and an additional 25% on sales above \$50 million for 7 years
- Adopted**
- Enactment No: RES 5080-2020
- 7 Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Construction material funds in the amount of \$507,575 for the Interlocal Agreement (ILA) with Tarrant County, Texas for assistance in the reconstruction of the existing pavement and new construction on Ragland Road
- Adopted**
- Enactment No: ORD 10845-2020
- 8 Ordinance Amending Ordinance No. 10844-2020 to Locally Adopt Governor's Order GA-21 and revoking City Manager Contract Authority during Local Disaster
- Adopted**
- Enactment No: ORD 10846-2020

Public Hearing Consent Agenda

Mayor Pro Tem Giessner moved, seconded by Council Member Swafford to table Item 8 on the Public Hearing Consent Agenda. The motion carried unanimously.

- 9 SU200401/S200401 - Specific Use Permit/Site Plan - Race Trac - Trinity Blvd (City Council District 1). A request to consider a Specific Use Permit to allow for a convenience store with gasoline/fuel sales on one lot. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd. The agent is David Bond, Spiars Engineering, the applicant is Andrew Malzer, RaceTrac Petroleum, Inc., and the owner is Shangkuan Tsai, Tomo International, Inc. (On May 11, 2020, the Planning and Zoning Commission tabled this case by a vote of 8-0).

Tabled

Tabled

Public Hearing on Zoning Applications

- 10 Z200301 - Zoning Change - SF-6 at Hardy Rd and Sheridan Dr. (City Council District 3). A request to change the zoning from SF-4 Single-Family Four Residential District, to SF-6 Single-Family Six Residential District for residential use. Located at 1841, 1837, 1833, and 1829 Hardy Road. Legally described as Lots 1, 2, 3, & 4, Block F, Lake Crest No 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single-Family Four Residential District. The consultant is Luke Keeton, Keeton Surveying Co. and the owner is Walter Torres-Martinez, Sekant Development & Investments. **On April 13, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-1. This case was tabled by the City Council on May 5, 2020.**

Savannah Ware, Chief City Planner, reviewed Case Z200301 to change the zoning from SF4 to SF6 for five lots of 4 lots to decrease the lot depth. Ms. Ware showed the type of homes that will be developed. She said the Planning and Zoning Commission recommended changing the depth but to keep all other standards of SF4. Council Member Humphreys asked why change the zoning when the depth is the only things that is changing. Ms. Ware replied basically that is what the Planning and Zoning Commission did with their recommendation. Council Member Del Bosque said he was fine with this change and the neighbors did not have any issues.

Council Member Del Bosque moved, seconded by Council Member Humphreys, to close the public hearing and approve Case Z200301 per the Planning and Zoning recommendations. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10847-2020

11

Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie (City Council District 6). Zoning Change/Concept Plan for a multi-family and retail development with 24 dwelling units per acre and 19,000 sq. ft. of retail on 19.73 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned SF-1, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 E Interstate 20. The applicant is T. Miller Sylvan, JPI Real Estate Acquisition, LLC, the consultant is David Martin, Winstead PC, and the owner is Eric Clayton, JLH Inc. Loop 9 Joint Venture. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 5-3).

Ms. Ware reviewed Case Z200303/CP200302 Concept Plan. She stated there would be an entrance off I-20 for commercial and multi-family uses. There will be two areas of access on Vineyard. Ms. Ware went over the Traffic Impact Analysis (TIA) that showed Lake Ridge Parkway and I-20 intersections are currently operating beyond capacity. The TIA recommendations included: installation of eastbound right-turn lane at I-20 eastbound frontage road and Drive 1; restripe QT access drive along Lake Ridge Parkway; improve 300 ft. of Vineyard from I-20 frontage road to the retail drive; installation of a northbound free right-turn at I-20 eastbound frontage road and Lake Ridge Parkway; and expand Lake Ridge Parkway through the I-20 interchange from six lane arterial to an eight-lane arterial.

Ms. Ware said the Multi-Family portion of this plan will have 24 units per acre with 380 units. The applicant requested variances for a 20' setback; 65% one-bedroom units; 20% garages; and 10% carports. Ms. Ware then went over the Commercial Tract with retail/restaurant buildings; a plaza; pedestrian connections to the green space. The applicant requested variances for no interior side setback; coffee shop with drive-thru allowed by right; and no screening between Tract 1 and Tract 2. Ms. Ware showed a slide showing the 6 ft. wrought iron perimeter fence and an 8 ft. perimeter wall. She said that a petition had been submitted with 25 signatures in opposition and three emails and letters in opposition.

Ms. Ware went over the staff analysis of the project regarding some variances to position buildings around an internal open space amenity and the SH161 Focus Area Vision and Appendix F. She stated that in 2019 the City Council set a policy that multi-family projects should be built on properties already zoned for multi-family development. Ms. Ware said the Planning and Zoning Commission recommended approval by a vote of 5-3. The Development Review Committee recommended approval of variances to internal side setback, rear setback, and required screening between tracts and with the following conditions: 1) any drive-through requires an SUP; 2) multi-family development shall meet Appendix W; 3) location, character and amount of open space shall be consistent with what is shown on the Concept Plan; 4) guidelines and requirements for Usable Open Space in Appendix F shall apply, and 5) 8 ft. masonry wall.

Council Member Copeland asked Ms. Ware about comments from the Planning and Zoning Commission from Appendix W. Ms. Ware said variances would be evaluated at site plan review. She said Council could grant variances at this time or not grant them. Bill Crolley, Deputy City Manager, said in the past at Concept Plan consideration Council had not approved variances. Ms. Ware said the applicant requested to approve variances. Council Member Lopez said this area is zoned SF and the Future Land Use Map (FLUM) recommends Commercial. Ms. Ware said that was correct.

Council Swafford asked what staff recommends when the recommendation that is proposed is in conflict with the FLUM. He said the FLUM says Commercial and this request is in conflict with that plan. Ms. Ware said the FLUM would be amended to agree with this zoning. Council Member Swafford said Council had a consensus that there was enough MF zoning and did not want to change zoning to MF. Council Member Copeland said he felt this is probably the highest and best use and each case is an individual case to be decided upon.

Mayor Pro Tem Giessner noted that if a builder had come in with a SF request they could not access the neighborhood off the service road and would have to access off Vineyard. Ms. Ware replied the developer would be addressing that point. Council Member Lopez said there is one entrance going into Quik Trip, so that benefits Quik Trip and would want access to their site. He asked if at the left turn only sign, could that be changed to left turn only. Ms. Ware said the Transportation Department did not feel that was feasible. Council Member Wooldridge said he was worried about a scenario where this deal may fall through and the zoning has changed. Ms. Ware said if someone else comes in, they would need to match this plan. Council Member Wooldridge asked if the commercial use would also be tied to this zoning. Ms. Ware said that, yes, it must be consistent with this.

Mayor Pro Tem Giessner said this would be a gated community with restricted vehicular, so why would we allow anyone to just walk through that apartment complex. Ms. Ware said that was the applicant's proposal. Mayor Pro Tem Giessner asked if this multi-family would belong to the crime free multi-housing program. Mr. Dye said this would not be consistent with those guidelines. Council Member Swafford said if a driver wanted to go north on Lake Ridge, the quickest way is to turn right on Vineyard. Mayor Jensen said the new I-20 frontage roads would allow drivers to go east.

Tommy Mann, 500 Winstead Building, stated he was the land use counsel and he was okay with working through staff's recommendations. He said the applicant had met with neighbors and have done their best to work with them. Mr. Mann said the Vineyard neighborhood has a very rural feel with a mature tree line but Single family is not feasible since they must have frontage on a public street. He said that is not the highest and best use of this site because of the depth of the site. He said he would preserve the trees and put a fence outside of the existing trees.

Eric Clayton, 1208 Fairmount Avenue, Fort Worth, stated he was representing the family partnership. He said this site lost frontage on Lake Ridge to the hotel and Quik Trip. Mr. Clayton said they were seeking long-term leases with local eateries.

Miller Sylvan, 600 E Las Colinas, stated this would be a quality multi-family project, and they usually have the highest rent in the markets where they build. He said he wanted to preserve the residential area and have moved 200' away from single family. He said he would do an 8' masonry fence and the trees will be closer together than required. Mr. Sylvan said the pond is a unique feature which is an amenity and can be

used by the public. He said security is important and it will be a vehicular gated community. The developer has agreed to give a unit to a Grand Prairie police officer. He said there is access through the Quik Trip to Lake Ridge. Council Member Copeland asked for signage to be added to that effect.

Brian Shamberger, Kimley Horn, 801 Cherry Street, Fort Worth, stated he was a traffic consultant. He said there will be a new turn lane in front of the property on the service road. The frontage road extended east to Carrier. The new on ramp will provide access to I-20 eastbound before Carrier. Mr. Shamberger showed the distribution of inbound and outbound traffic. He said there would not be much traffic going to Lake Ridge. Mr. Shamberger said it is a longer distance and slower speed to use Vineyard as opposed to taking a U-turn at Robinson. If single family were to be located at this site, it may result in fewer trips but it would have to front on Vineyard. He said that some mitigations include adding striping at QT Drive and adding a right turn deceleration lane.

Mayor Jensen called a recess at 8:00 p.m. and reconvened at 8:04 p.m.

Council Member Copeland stated that whenever he speaks to a multi-family developer, he tells them about a police officer having a unit, however, he also tells them this is not a quid pro quo deal. Council Member Copeland said the take home vehicles show that the police officer lives there. Council Member Lopez said there was access along Quik Trip, but the single family probably would not get that same access. Tommy Mann, 500 Winstead Building, said the single family requires a public street so that could not be a residential street. Council Member Lopez asked with public access to the trail, if a customer is parking at the restaurant and they take a stroll on the trail, how would you get them to leave. Mr. Sylvan said he had no problem not allowing public access to the trail. Council Member Lopez asked if there would be more focus on restaurants or retail or other kinds. Mr. Clayton said there will be strictly restaurant and retail padsites. Mayor Jensen said he wanted a briefing on how many dental offices there are in Dallas County. Council Member Del Bosque stated the proliferation of dental offices was because of Medicaid.

Deputy Mayor Pro Tem Clemson said there was a nice project in Frisco and asked how will this project would compare. Mr. Sylvan said this project would be similar to that project and as nice, but possibly nicer as trends evolve. Council Member Swafford asked about an estimate on rent per sq. ft. Mr. Sylvan said it would be 1.75. Council Member Humphreys said he did not see where common areas will be on the layout. Mr. Sylvan pointed to the interior amenities including a clubhouse and pool. He said there would also be trails throughout the project. Council Member Swafford asked Ms. Ware if there were any exceptions. Mr. Sylvan said there would be 24 units per acre and variances for setbacks. Ms. Ware said the applicant requested 20' setback in lieu of 45 ft. plus 1 ft for every ft. over 35 feet. Mr. Sylvan said the market study suggests what size and number of bedrooms for the demographics they want to attract. He said that was why they requested 65% one-bedroom units in lieu of 60. Mr. Sylvan said with regard to parking they look at how much covered parking should be provided. He said 30% of units would have a tuck-under garage and 15% would have a carport. Ms. Ware said staff was not recommending approval of that now but to wait until site plan consideration.

Council Member Copeland asked if Council was voting on variances. Mayor Jensen said the Council did not have to. Council Member Woodriddle said this was a good project and this is an awkward site and the whole area has changed because of SH161 and I-20.

Council Member Wooldridge moved, seconded by Council Member Copeland, to close the public hearing and approve Case Z200303/CP200302 for retail and restaurant only; gated internally for inside pedestrians only; and variances will be considered at site plan consideration. The motion carried.

Ayes: 8 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

Nays: 1 - Council Member John Lopez

Enactment No: ORD 10848-2020

12

Z200501 - Zoning Change - The Lakeside (City Council District 4). Zoning Change and Concept Plan for a single-family residential development with 47 residential lots on 9.99 acres. Tracts 2A03A2, 2A1, 2A3, 2A3A1, 2A3B, 2A3C, and 2A3D, Boalis Estes Survey, Abstract No. 483, City of Grand Prairie, Tarrant County, Texas, zoned Agriculture, and addressed as 3517 and 3535 Hanger Lowe Rd. The applicant is Anne Fernandez and the owner is Mojoy Haddad, Oakhollow Group. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Ms. Ware reviewed Case Z200501. She said the proposed zoning was consistent with the Future Land Use Map. The single family homes would be on 52 ft. lot width and 116 ft lot depth with front entry garages. The garages may exceed 30% of overall house frontage. Variances to Appendix W include a minimum 65 ft. lot width; and no front entry garages; the applicant is proposing to match the existing area around them. The Planning and Zoning Commission recommended that the front entry garages include additional architectural elements and carports to be prohibited within the development.

Ann Fernandez, 2500 N. E. Green Oaks Blvd., Arlington, stated she was the applicant, and the owner/developer is also present.

Mojoy Haddad, 2500 N. E. Green Oaks Blvd., stated he was the developer of this project. He stated that he builds quality projects. Council Member Copeland stated he had a concern about Mr. Haddad saying he was following staff's recommendations but was asking for variances for front-entry garages. Mr. Haddad said the lots will be deeper so the homes will be pushed back on the lot. Council Member Copeland asked if there would be any variations from the front-entry garages. Mr. Haddad said he would do J-swing garages on the larger lots. Council Member Lopez said he realized Council could no longer specify what types of materials can be used but the developer is matching existing homes. He said as Council approves smaller lots, consideration should be given to the type of trees that are being planted because they spread roots under sidewalks.

Council Member Lopez moved, seconded by Council Member Copeland, to close the public hearing and approve per Planning and Zoning recommendations, with a friendly amendment from Council Member Copeland, to use 10% J-swing garages on the larger lots and corner lots. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

13

TA200401 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores. (On April 27, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2). (On May 11, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0).

Ms. Ware reviewed Case TA200401. She said that dollar stores are typically less than 12,000 sq. ft. and have a selection of groceries and home goods that are more limited than a full-service grocery store and typically there is no access to fresh fruits and vegetables. The City Council Development Committee and the Planning and Zoning Commission have reviewed this text amendment.

Ms. Ware said this amendment would adopt a definition in Article 30 Section 4 for variety stores. Variety stores would be prohibited unless they are more than 5,000 ft. from another variety store and if they are located within 5,000 ft. from another variety store, it would be permitted by an SUP. Ms. Ware then went over Section 16 which sets criteria for reviewing an SUP for Variety Stores. Mayor Jensen asked Megan Mahan, City Attorney, if this Text Amendment was similar to the one adopted by the City of Mesquite. Ms. Mahan said it was very similar.

Alan Rubenstein, 4501 Yacht Club Drive, Rockwall, spoke in opposition to the text amendment. He said he was a real estate manager for Family Dollar and Dollar Tree. He said the notion that dollar stores discourage grocery stores from locating near them is based on one flawed study. Mr. Rubenstein said two grocery stores have closed in the past few years in Grand Prairie. He said dollar stores are not grocery stores and do not pretend to be. Mr. Rubenstein said Family Dollar opened its first store 27 years ago in Grand Prairie. There are now 9 stores in Grand Prairie. He said if Council restricts dollar stores, then convenience stores will proliferate.

Mayor Pro Tem Giessner asked Mr. Rubenstein how close they put their brands next to each other. Mr. Rubenstein said it depends on population density, road network, competition, etc. He said it was unusual to find two dollar stores within a mile of each other. Council Member Del Bosque said within his district there are six dollar stores within a mile and a half of each other. He asked Mr. Rubenstein how they would bring a better product to Grand Prairie. Mr. Rubenstein replied that every few years they change the building prototype and over time each store is remodeled to that design. Council Member Del Bosque said he was looking for turning out a better product. Mr. Rubenstein said he thought Council was talking about the whole reasoning for spacing and how it affects grocery stores and not selling produce. Council Member Humphreys stated that he was aware of how many dollar stores were in his district and how close they were to each other. Mayor Jensen said he just thought there were too many too close together. Mr. Rubenstein said food chains are next to each other and Walgreen's pharmacies are also. Council Member Lopez noted that if an SUP is required, Council can make decisions on where they are located. He said that stores evolve over time and offered Target Stores as an example of not offering groceries at first, but then made a decision to change that model.

Council Member Copeland said he was originally in support of Rubenstein's remarks and was not in favor of the text amendment when it was first presented. However, what was not presented to the Planning and Zoning Commission is that this text amendment had been to each Council committee for review. He said his mind was changed during this process. Mr. Rubenstein said he could not change Grand Prairie stores without changing all the stores in the chain. Mr. Crolley said if you are within 5000 ft. of an existing one, you cannot locate another dollar store there. Stores outside of the 5,000 ft. would require an SUP. Mayor Jensen asked when an SUP will be required if there is no store within 5000 ft. Council Member Copeland said the text amendment needed to be re-written to clarify that.

Council Member Wooldridge moved, seconded by Council Member Copeland, to close the public hearing and approve TA200401 as written. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10849-2020

Items for Individual Consideration

14

USP200501 - Unified Development Plan - Gibson Digital Sign (City Council District 2). Requesting an electronic message center on a pylon sign Located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract 713, Pg 765, City of Grand Prairie, Dallas County, Texas, zoned PD-394. The applicant/owner is Aerofirma Corporation, Chase Debaun. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Ms. Ware stated that this sign was the former Town and Country sign. She said the applicant requested the addition of an electronic message center which requires a variance. Council Member Lopez asked how many there were of this type of style (non-conforming). Ms. Ware said there were many. Council Member Humphreys said he was excited when the applicant said they were going to keep the sign.

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to approve USP200501. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

15

Developer Participation Agreement with Aerofirma Corp. for Prairie Gate Phase II Development of Westcliff Road for a not to exceed amount of \$540,000

Mr. Crolley stated that Council approved a site plan for Prairie Gate Phase II development and this agreement is part of that site plan to improve Westcliff Road. The city will pay 50% of the cost. He said this agreement was presented to the Council Development Committee the Finance and Government Committee and they recommended approval.

Council Member Swafford moved, seconded by Council Member Wooldridge, to approve Item 15, developer agreement with Aerofirma for Prairie Gate Phase II. The motion carried unanimously.

16

Public Hearing - Resolution to Create Greenway Trails Public Improvement District No. 19 (City Council District 6)

There were no speakers who wished to speak during the public hearing.

Council Member Wooldridge moved, seconded by Council Member Swafford, to close the public hearing and approve the resolution creating Greenway Trails PID. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: RES 5081-2020

Citizen Comments

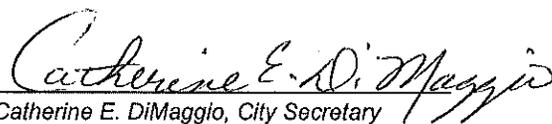
Kathy and Kelly Slayton, 2804 Pescadero, stated their home backs up to Arlington-Webb Britton Road. Mr. Slayton there are constant issues with dumping, fireworks, gunshots, loitering, domestic disputes and couples parking. He added that they have tried to work with Police and Code Enforcement.

David Hufford, 6807 Sail Away Place, state his home was also close to Arlington-Webb-Britton Road. He said in addition to the issues mentioned by Mr. Slayton there was also an issue with traffic. Mr. Hufford said he would like to see police presence there.

Adjournment

Mayor Jensen adjourned the meeting at 9:16 p.m.

The foregoing minutes were approved at the June 2, 2020 meeting.


Catherine E. DiMaggio, City Secretary